

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

CA 5 & 9 Church/McNabb St, Newstead Vic 3462

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$265,000

&

\$285,000

Median sale price

Median price

\$210,000

Property Type

Vacant land

Suburb

Newstead

Period - From

14/06/2023

to

13/06/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	24 Wyndham St NEWSTEAD 3462	\$280,000	19/01/2024
2			
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

14/06/2024 16:10



Property Type: Vacant Land

Land Size: 2025 & 2029 sqm

approx

Agent Comments

Comparable Properties

24 Wyndham St NEWSTEAD 3462 (VG)

Agent Comments



Price: \$280,000

Method: Sale

Date: 19/01/2024

Property Type: Land

Land Size: 2077 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.